

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Westchester County

State: NY

PJ's Total HOME Allocation Received: \$27,280,425

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	28		
Program Progress:							
% of Funds Committed	86.47 %	90.91 %	28	90.66 %	21		21
% of Funds Disbursed	78.68 %	75.03 %	19	81.06 %	26		30
Leveraging Ratio for Rental Activities	5.25	2.15	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	90.74 %	72.62 %	21	81.27 %	42		38
% of Completed CHDO Disbursements to All CHDO Reservations***	81.16 %	69.28 %	9	68.23 %	73		69
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	74.74 %	80.26 %	19	79.86 %	24		25
% of 0-30% AMI Renters to All Renters***	47.94 %	49.29 %	9	44.82 %	58		55
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.91 %	1	94.65 %	100		100
Overall Ranking:			In State:	2 / 28	Nationally:	71	71
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$46,319	\$50,915		\$25,419	194	Units	60.80 %
Homebuyer Unit	\$57,980	\$15,005		\$14,530	119	Units	37.30 %
Homeowner-Rehab Unit	\$31,939	\$11,843		\$20,251	6	Units	1.90 %
TBRA Unit	\$0	\$4,623		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westchester County NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$172,719	\$151,140	\$31,939
State:*	\$102,090	\$92,600	\$16,119
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.18

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	54.6	45.4	83.3	0.0
Black/African American:	25.3	31.1	0.0	0.0
Asian:	1.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	3.4	0.0	0.0

ETHNICITY:

Hispanic	18.6	20.2	16.7	0.0
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HOUSEHOLD SIZE:

1 Person:	56.2	12.6	83.3	0.0
2 Persons:	17.5	23.5	16.7	0.0
3 Persons:	11.9	31.1	0.0	0.0
4 Persons:	8.8	22.7	0.0	0.0
5 Persons:	4.6	5.0	0.0	0.0
6 Persons:	0.5	4.2	0.0	0.0
7 Persons:	0.5	0.0	0.0	0.0
8 or more Persons:	0.0	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	14.4	10.1	0.0	0.0
Elderly:	50.0	2.5	100.0	0.0
Related/Single Parent:	18.6	29.4	0.0	0.0
Related/Two Parent:	11.9	44.5	0.0	0.0
Other:	5.2	13.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.2	0.8 [#]
HOME TBRA:	0.0	
Other:	9.3	
No Assistance:	50.5	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westchester County

State: NY

Group Rank: 71
(Percentile)

State Rank: 2 / 28 PJs

Overall Rank: 71
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	90.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	81.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.74	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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